

NOTICE OF SALE

THE STATE OF TEXAS
COUNTY OF CAMERON

By virtue of Orders of Sale issued out of Courts of Cameron County in the following cases on the 3rd day of October, 2024, and to me, as Constable, directed and delivered, I will proceed to sell at 10:00 AM on the 5th DAY OF November, 2024, which is the first Tuesday of said month, at the Cameron County Courthouse, located at 975 E. Harrison St., Brownville, Texas, 78520 (front east doors of the courthouse), the following described property, to wit:

Cause No: 2008-09-4896-D & 2015-DCL-00597

CAMERON COUNTY AND BROWNSVILLE INDEPENDENT SCHOOL DISTRICT VS. THE KNOWN AND UNKNOWN HEIRS OF JUAN BALLI MARTINEZ (DECEASED), AND ANY OTHER KNOWN OR UNKNOWN PERSON HAVING A CLAIM AND/OR INTEREST TO THE PROPERTY, ET AL

TRACT 1: GEO: 7100700070000000

Being a part of the Tahuachalito Banco No. 7, in Cameron County, Texas, said tract described in Volume 1064 Page 316 of the Deed Records of Cameron County, Texas, more particularly described as follows:

"Beginning at International Boundary Commission Corner, hereinafter called I.B.C.C. No. 1 of said Tahuachalito Banco No. 7

Thence N. 22 Deg. 20' E. 270.7 feet to I.B.C.C. No. 2

Thence N. 59 Deg. 00' E. 2322.8 ft. to I.B.C.C. No. 3

Thence N. 49 Deg. 30' E. 2021.0 ft. to I.B.C.C. No. 4

Thence N. 63 Deg. 15' E. 899.0 ft. to I.B.C.C. No. 5

Thence S. 63 Deg. 30' E. 794.0 ft. to I.B.C.C. No. 6

Thence S. 9 Deg. 36' E. 103.0 ft. to a corner

Thence S. 66 Deg. 02' W. 455.0 ft. to a corner

Thence N. 63 Deg. 30' W. 432.0 ft. to a corner

Thence S. 69 Deg. 15' W. 462.0 ft. to a corner

Thence S. 57 Deg. 30' W. 642 ft. to a corner

Thence S. 47 Deg. 43' W. 675 ft. to a corner

Thence S. 54 Deg. 13' W. 783.0 ft. to a corner

Thence S. 51 Deg. 20' W. 647.0 ft. to a corner

Thence S. 61 Deg. 56' W. 898.0 ft. to a corner

Thence S. 38 Deg. 54' W. 430.0 ft. to a corner

Thence S. 22 Deg. 05' W. 165.0 ft. to a corner

on the South line of said Banco No. 7;

Thence N. 89 Deg. 53' W. 98 ft. to I.B.C.C. No. 11

Thence S. 22 Deg. 20' W. 141.1 ft. to I.B.C.C. No. 12

Thence N. 67 Deg. 52' W. 569.3 ft. to I.B.C.C. No. 1

the place of beginning, and containing 53.1 acres of land, more or less together with all that certain 5.44 acres more or less land which has accreted to said property by virtue of the meandering of the Rio Grande River.

SAVE & EXCEPT however, that certain

Being 10.00 Acres of land out of a 53.1 Acre Tract out of the Tahuachalito Banco No. 7, in Cameron County, Texas, said 10.00 Acres being more particularly described as follows:

BEGINNING at a point on the West Right-of-Way line of U.S. Highway 281 (Military Hwy.), which is S. 63 deg. 30' min. E. 9.59 feet and S. 10 deg. 37 min. E., 272.2 feet from I.B.W.C. Corner No. 5 for the Northeast corner of this tract;

THENCE along said West Right-of-Way line, S. 10 deg. 37 min. E., 272.2 feet to a point for the Southeast corner of this tract;

THENCE N. 63 deg. 30. min. W., 205.09 feet to a point for a corner of this tract;

THENCE S. 69 deg. 15 min. W., 462.00 feet to a point for a corner of this tract;

THENCE S. 57 deg. 30 min. W., 642.00 feet to a point for a corner of this tract;

THENCE S. 47 deg. 43 min. W., 675.00 feet to a point for a corner of this tract;

THENCE S. 54 deg. 13 min. W., 233.10 feet to a point for the Southwest corner of this tract;

THENCE N. 35 deg. 47 min. W., 188.08 feet to a point for the Northwest corner of this tract;

THENCE N. 54 deg. 13 min. E., 211.67 feet to a point for a corner of this tract;

THENCE N. 47 deg. 43 min. E., 707.64 feet to a point for a corner of this tract;

THENCE N. 57 deg. 30 min. E., 681.96 feet to a point for a corner of this tract;

THENCE N. 69 deg. 15 min. E., 576.21 feet to a point for a corner of this tract;

THENCE S. 63 deg. 30 min. E., 107.39 feet to the place of beginning, containing 10.00 Acres, more or less.

Also known as and including an additional SAVE & EXCEPT for property taken by the State after 2008-09-4896-D

All that certain tract of land situated in the Tahuachalito Banco #7, Cameron County, Texas, described as 53.10 acres, more or less, in deed dated June 29, 1972, from Cameron County to Juan Balli Martinez, in Volume 936, Page 775, Deed Records of Cameron County, Texas; SAVE & EXCEPT however, that certain

A. 10.00 acre tract described in Volume 12849, Page 189, Official Records of Cameron County, Texas

B. 9.980 acre tract described in Declaration of Taking in Document Number 2020-43348 recorded on November 23, 2020, Official Records of Cameron County, Texas, Leaving herein a residue of 33.12 acres, more or less accounts for the 9.980 acres taken for the border wall

Cause No: 2015-DCL-04835-G

CAMERON COUNTY, CITY OF BROWNSVILLE AND BROWNSVILLE INDEPENDENT SCHOOL DISTRICT VS. THE KNOWN AND UNKNOWN HEIRS OF LINWOOD BLAND (DECEASED), AND ANY OTHER KNOW OR UNKNOWN PERSON HAVING A CLAIM AND/OR INTEREST TO THE PROPERTY, ET AL

TRACT 1: GEO: 0193300260004000

The North 100 feet of Lot 4, Block 'Z', Brownsville Land and Improvement Company Subdivision, an addition to Cameron County, Texas, according to the map or plat thereof, recorded in Volume 642, Page 633, Deed Records of Cameron County, Texas.

TRACT 2: GEO: 0193302010070000

The North 100.00 feet of Lot 70, Brownsville Land and Improvement Company Subivision, a subdivision in Cameron County, Texas, according to the map or plat thereof, recorded in Volume 1, Page 18, Map Records of Cameron County, Texas; SAVE & EXCEPT however, the Northeast 100.00 feet by 193.00 feet, containing 0.4430 acre tract described in Volume 738, Page 477, Official Records of Cameron County, Texas.

ALL BIDDERS MUST COMPLY WITH SECTION 34.015 OF THE TEXAS PROPERTY TAX CODE.

THIS SALE IS BEING CONDUCTED PURSUANT TO STATUTORY OR JUDICIAL REQUIREMENTS. BIDDERS WILL BID ON THE RIGHTS, TITLE, AND INTERESTS, IF ANY, IN THE REAL PROPERTY OFFERED.

THE PROPERTY IS SOLD AS IS, WHERE IS, AND WITHOUT ANY WARRANTY, EITHER EXPRESS OR IMPLIED. NEITHER THE SELLER NOR THE SHERIFF'S/CONSTABLE'S DEPARTMENT WARRANTS OR MAKES ANY REPRESENTATIONS ABOUT THE PROPERTY'S TITLE, CONDITION, HABITABILITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE. BUYERS ASSUME ALL RISKS.

IN SOME SITUATIONS, A LOT OF FIVE ACRES OR LESS IS PRESUMED TO BE INTENDED FOR RESIDENTIAL USE. HOWEVER, IF THE PROPERTY LACKS WATER OR WASTEWATER SERVICE, THE PROPERTY MAY NOT QUALIFY FOR RESIDENTIAL USE. A POTENTIAL BUYER WHO WOULD LIKE MORE INFORMATION SHOULD MAKE ADDITIONAL INQUIRIES OR CONSULT WITH PRIVATE COUNSEL.

ESTA VENTA SE LLEVARÁ A CABO DE CONFORMIDAD CON LOS REQUISITOS LEGALES O JUDICIALES. LOS POSTORES HARÁN UNA OFERTA POR EL TÍTULO, LOS DERECHOS E INTERESES, SI ALGUNO, EN LA PROPIEDAD OFRECIDA.

LA PROPIEDAD SE VENDE COMO ESTÁ, EN EL LUGAR DONDE SE ENCUENTRA, Y SIN NINGUNA GARANTÍA, YA SEA EXPRESA O IMPLÍCITA. NI EL VENDEDOR, NI LA OFICINA DEL ALGUACIL GARANTIZAN O HACEN NINGUNA REPRESENTACIÓN SOBRE EL TÍTULO DE LA PROPIEDAD, CONDICIÓN, HABITABILIDAD, COMERCIALIZACIÓN, O IDONEIDAD PARA UN PROPÓSITO PARTICULAR. LOS COMPRADORES ASUMEN TODOS LOS RIESGOS.

EN ALGUNAS SITUACIONES, UN LOTE DE CINCO HECTÁREAS O MENOS SE PRESUME QUE ES APTO PARA USO RESIDENCIAL. SIN EMBARGO, SI LA PROPIEDAD NO TIENE SERVICIOS DE AGUA POTABLE O AGUAS RESIDUALES, LA PROPIEDAD NO PUEDE CALIFICAR PARA EL USO RESIDENCIAL. UN COMPRADOR POTENCIAL QUE DESEE MÁS INFORMACIÓN, DEBERÁ HACER ESTUDIOS ADICIONALES O CONSULTAR CON UN ABOGADO PRIVADO.

Levied on the 3rd day of October, 2024, as the property of said Defendants to satisfy the judgments rendered in the above styled and numbered causes, plus all taxes, penalties, interest, and attorney fees accrued to the date of sale and all costs recoverable by law in favor of each jurisdiction.



GIVEN UNDER MY HAND ON October 3, 2024

Cameron County Constable Pct. 2 Abel Gomez, Jr.
CONSTABLE, CAMERON COUNTY, TEXAS

By [Signature] #926
Deputy

The minimum bid for a person owning an interest in the property or for a person who is a party to the suit (other than a taxing unit), is the aggregate amount of the judgment(s) against the property plus all costs of suit and sale. THERE MAY BE ADDITIONAL TAXES DUE ON THE PROPERTY WHICH HAVE BEEN ASSESSED SINCE THE DATE OF JUDGMENT. For more information, contact your attorney or the tax collector.

For additional information:



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